



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2409134

Applicant Name: Ron Bowen for Polygon Northwest

Address of Proposal: 6015 29th Avenue Southwest

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for future construction of eight single family residences. Parking for eight vehicles to be provided within the structures. Project includes future grading of 500 cubic yards. Environmental Impact Statement prepared by Seattle Housing Authority.

The following approvals are required:

Administrative Design Review - Chapter 23.41 Seattle Municipal Code.

SEPA – to approve, condition or deny pursuant to Chapter 25.05.660, SMC

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☒ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND AND DESIGN REVIEW / SEPA ANALYSES

Public Comments: No comment letters were received during the project's two week public comment period, which ended July 20, 2005.

Site and Project Descriptions

The applicant proposes development of High Point Block 13-1a to 13-1q located in the eastern portion of the High Point community adjacent to Blocks 5 and 12. The site's topography has a grade fall of 16' from the west to east. Most of the grade change occurs on the eastern half of the site. Near the center of the site two trees are to be saved (designated trees # 353 and 354). As part of the block requirements, a sloping area to the east of these trees has been designated as

open space. Views from the top of the site look out toward the City and the Cascade Mountains. Three streets to be established will form the triangular site's perimeter: SW Raymond St. to the east, 29th Avenue SW to the west, and SW Graham St. to the south.

Requested Departure Table

SUMMARY OF DEPARTURE REQUESTS

<i>Land Use Code Standard</i>	<i>Proposed Departure</i>	<i>Rationale for Request</i>	<i>DPD Response</i>
Front Setback. SMC 23.45.014.A. In no case in L4, shall a front setback be less than 5' or required to be greater than 20'.	Request for a front yard of 5' along SW Graham.	Request for a 5' front setback on lots # 5, 6, 7 and 8 due to the park to the rear and a desire to provide usable rear yards.	Approved.
Side Setback. Street Side setback 7' average and 5' minimum. SMC 23.45.014C	Request for a side setback of 5'.	Request for a side setback on lots #1-4 along 29 th Ave. SW of 5' due to the park to the rear and the desire to maintain a useable rear yard area.	Approved.
Setback for Cluster Development. 10' minimum between units over 40' in length and 15' average between units. SMC 23.45.014D.2.	Request for a decrease in the average to 10' between all units except between units #2 and 3.	Request for a reduction to a 10' average distance between units instead of a 15' average due to the small size of the lots, the park and the access easement to the park.	Approved.
Modulation Requirements. SMC 23.45.012B. Side facade. On corner lots, side facades which face the street shall be modulated if greater than 40'.	Request to eliminate modulation requirements on street side and interior side facades on Lots # 1, 5 and 8.	Request based on width of lots ranging from 35' to 65' and the proposed open space access easement between lots #2 and 3.	Approved.
Modulation Requirements. SMC 23.45.012C. Interior facades. Within a cluster development all interior facades wider than 40' shall be modulated according to 23.45.012D	Request to eliminate modulation requirements on street side and interior side facades on Lots # 1, 5 and 8.	Request based on width of lots ranging from 35' to 65' and the proposed open space access easement between lots #2 and 3.	Approved.
Driveways. Driveways shall be at least 10' wide. SMC 23.54.030D.1.	Request for a driveway width of 8' with a maximum curb cut of 10'.	High Point Community Design Book and Seattle Housing Authority require driveways no more than 1' wider than garage door.	Approved.
Distance between Curb Cuts. At least 30' between any two curb cuts located on a lot. SMC 23.54.030.F.1.d.	Request less than 30 between curb cuts on Lots # 1 and 2, 3 and 4, 5 and 6, 6 and 7, and 7 and 8.	Due to the width of the lots ranging between 35' and 65', there is in adequate space between curb cuts to meet the 30' requirement.	Approved.

Analysis: The proposal is to develop Block 13, which has secured Council concept review and approval, together with environmental approval pursuant to Council File #305400 and DPD's lot boundary adjustment MUP Project No. 2202170. This Administrative Design Review process was mandated solely to ensure that the development permit(s) for Block 13 are consistent with the concept approval as shown in the High Point Design Book and does not entail any unanticipated environmental impacts. Review by the DPD Planner confirms this. Such consistency requires departures from development standards as shown in table above. DPD review of plans finds no indication of substantial environmental impacts beyond those earlier contemplated and resolved. Accordingly, the proposed development warrants Administrative Design Review approval.

SEPA

Seattle Housing Authority was the lead agency and conducted environmental review on the entire High Point Hope VI redevelopment. DPD conducted substantive SEPA review and conditioning under the associated rezone and subdivision applications. No further environmental conditioning is necessary.

DECISION - DESIGN REVIEW

Conditionally approved, including departures.

CONDITIONS – DESIGN REVIEW

(Following SEPA Conditions below.)

CONDITIONS - SEPA

None.

CONDITIONS – DESIGN REVIEW

Prior to issuance of the MUP, finaling of the building permit, and for the life of the project:

1. The owner(s) and/or responsible parties shall ensure that the approved plans and development as shown therein remain in compliance with the High Point Design Book as determined by the Seattle Housing Authority.

Signature: _____ (signature on file) Date: October 13, 2005
Bruce P. Rips, Land Use Planner
Department of Planning and Development

BPR:bg